

March 16, 2023

Town of Franklin Department of Public Works  
Michael Maglio, P.E., Town Engineer  
257 Fisher Street  
Franklin, MA 02038

TOWN OF FRANKLIN  
TOWN CLERK  
2023 MAR 24 A 11: 36  
RECEIVED

**Re: 237 Pleasant Street – Comprehensive Permit  
Franklin, MA  
Langan Project No.: 151019602**

Dear Mr. Maglio,

On behalf of The Community Builders, Langan submits this letter addressing comments and recommendations contained in your letter to the Chairman of the town's Zoning Board of Appeals dated February 16, 2023 with respect to the above referenced project. That letter contained recommendations related to traffic calming measures to be installed on Pleasant Street, and recommendations related to the municipal sewer system.

With respect to traffic calming measures, we propose the following, as shown on the drawing "Conceptual Offsite Improvements", prepared by Langan and dated January 24, 2023:

- Installation of four median islands in Pleasant Street, two to the west of the driveway to the proposed housing development, and two to the east of that driveway.
- Installation of a crosswalk and signage with actuated rectangular rapid flashing beacons on the southwest corner of the intersection of Padden Road and Pleasant Street
- Dynamic warning signs on the eastbound and westbound approaches to the crosswalk
- Installation of a dangerous curve signage on the Pleasant Street westbound approach to the driveway to the proposed housing development.

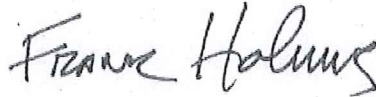
With respect to possible sewer related improvements, we are in agreement, in the event that the town's on-call sewer consultant determines that the capacity of the Monterey pump station during peak sewer flow times is insufficient to accept flows from the proposed development, then the Applicant agrees to implement one (1) of the following options:

- Install a 15,000 gallon tank on-site with capacity to store one day of sanitary sewage flow from the project, with controls that will time pumping to the municipal sewer system to occur during overnight hours, and with carbon filters for odor control. The estimated daily sewage flow from the project, based on Title 5, is 12,650 gallons per day; or
- Contribute up to \$25,000 for off-site sewer improvements to the municipal sewer system, identified by the town's on-call sewer consultant to improve the capacity of the Monterey pump station so that the project's sewer flows can be discharged to the municipal sewer system with no timing constraints, with all work to be completed and paid for by the town of Franklin. The \$25,000 contribution limit represents the cost to install the on-site storage tank as described above.

We trust that these proposed improvements address the intent of your recommendations to the ZBA relative to the project. After your review, please let me know if you have any questions or further comments.

Sincerely,

**Langan Engineering and Environmental Services, Inc.**



**Frank Holmes, PE**  
Executive Associate

cc: Bruce Hunchard, Chairman, Zoning Board of Appeals  
John Harding, The Community Builders  
Peter Freeman, Freeman Law Group, LLC  
Richard R. Cornetta, Jr., Cornetta, Ficco & Simmler, P.C.

Attachments: "Conceptual Offsite Improvements", prepared by Langan, dated January 24, 2023



1 2 3 4 5

PADDEN ROAD

**AHEAD**  
W16-9P  
(24"X12")



DYNAMIC SIGN  
W11-2  
(30"X30")

PROPOSED CROSSWALK  
WITH ACTUATED  
BURIED UTILITY RECTANGULAR RAPID  
MARKER FLASHING BEACONS (RRFB)

BIT WALK

GC

DYS

EP

305'

13'


DYS

300'


INSET

PADDEN ROAD

PROPOSED CROSSWALK  
WITH ACTUATED  
BURIED UTILITY RECTANGULAR RAPID  
MARKER FLASHING BEACONS (RRFB)



W11-2  
(30"X30")



RRFB  
W16-7P  
(24"X12")

PROPOSED MEDIAN  
ISLAND (TYP.)

PROPERTY  
LINE (TYP.)

DYS

GC

300'

13'

DYS

305' WALK

GC

BW

300'

13'

BW